



# City of Sunnyvale

## Meeting Minutes - Final Planning Commission

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Monday, November 26, 2018

7:00 PM

Council Chambers, City Hall, 456 W. Olive  
Ave., Sunnyvale, CA 94086

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**Study Session Cancelled | Special Meeting - Public Hearing 7 PM**

### **STUDY SESSION CANCELLED**

### **7 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

Chair Howard called the meeting to order at 7:01 PM in the Council Chambers.

#### **SALUTE TO THE FLAG**

Chair Howard led the salute to the flag.

#### **ROLL CALL**

**Present:** 7 - Commissioner Carol Weiss  
Chair Daniel Howard  
Commissioner John Howe  
Commissioner Ken Olevson  
Vice Chair David Simons  
Commissioner Ken Rheaume  
Commissioner Sue Harrison

#### **ORAL COMMUNICATIONS**

#### **CONSENT CALENDAR**

- 1. A**     [18-1041](#)     Approve the revised Planning Commission Meeting Minutes of October 22, 2018

Commissioner Harrison moved and Commissioner Weiss seconded the motion to approve the revised Planning Commission Meeting Minutes of October 22, 2018. The motion carried by the following vote:

**Yes: 6 -** Commissioner Weiss  
Chair Howard  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Rheaume  
Commissioner Harrison

**No: 0**

**Abstained: 1 -** Commissioner Howe

**1. B**     [18-1040](#)     Approve Planning Commission Meeting Minutes of November 12, 2018

Commissioner Howe moved and Vice Chair Simons seconded the motion to approve the Planning Commission Meeting Minutes of November 12, 2018. The motion carried by the following vote:

**Yes: 5 -** Commissioner Weiss  
Chair Howard  
Commissioner Howe  
Vice Chair Simons  
Commissioner Rheaume

**No: 0**

**Abstained: 2 -** Commissioner Olevson  
Commissioner Harrison

## **PUBLIC HEARINGS/GENERAL BUSINESS**

- 2.**     [18-1035](#)     **Proposed Project:**  
                         **PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL  
IMPACT REPORT** for a residential project on a 34.7-acre site  
consisting of up to 1,074 residential units including 944 apartment  
dwelling units and 130 townhome-style dwellings units, dedication  
of a 6.5-acre public park and the eastward extension of Indian  
Wells Avenue to connect with the Duane Avenue/Stewart Drive  
Intersection.  
**Location:** 1 AMD Place and 975 Stewart Drive  
**File #:** 2016-8035  
**Zoning:** Industrial Service/Industrial-to-Residential High Density Zoning  
District (MS/ITRR4) Zoning District and Industrial  
Service/Industrial-to-Residential Medium Density Zoning District  
(MS/ITRR3)  
**Applicant/Owner:** Irvine Company/1090 East Duane Avenue LLC  
**Project Planner:** Gerri Caruso, (408) 730-7591,

gcaruso@sunnyvale.ca.gov

Principal Planner Gerri Caruso presented the staff report.

Pat Angell, representing Ascent Environmental Inc., presented images and information about the proposed project.

Chair Howard opened the Public Hearing.

Josué García, representing the Santa Clara County Residents for Responsible Development, spoke in support of the proposed project and commented on the traffic mitigation measures, affordable housing and public park.

Raju Dahal, Sunnyvale resident, spoke in support of the proposed project and commented on the benefits of the proposed public park and the addition of affordable housing.

Sergio Figueroa, Sunnyvale resident, spoke in support of the proposed project and commented that it will provide local jobs and school funding.

Hector Gomez spoke in support of the proposed project and commented on the benefits of the proposed public park and affordable housing for people employed in the City.

Glen Chambers, Sunnyvale resident, discussed his concerns with future site access for the proposed project in relation to shifting traffic patterns and existing intersection signal issues at Duane Avenue and Stewart Drive.

Jonathan Fishpow, Sunnyvale resident, spoke in support of the proposed project and commented on the need for housing in the City.

Zachary Kaufman commented on information not included in DEIR sections 3.5 and 4.9 and stated an opinion that the value of residential square footage from 2000 is of little to no value since it is adjusted for inflation.

Stephanie Ray spoke in support of the proposed project and commented on the need for housing in the northern part of the City. Ms. Ray advocated for the development of a bike lane from the proposed project to the Caltrain station.

Chair Howard closed the Public Hearing.

Commissioner Rheume asked staff how the traffic light issue, as mentioned during public comments, will be addressed. Mr. Angell advised that the DEIR contains a traffic analysis section for the intersection operations and impacts.

Commissioner Weiss asked staff why only 6% of the units will be reserved for very low-income households. Principal Planner Caruso advised that the number is not an environmental impact, that it is only included as a description of what the applicant is proposing and that 12.5% of the townhomes for ownership will be affordable units.

Commissioner Weiss asked about the methodology for collecting plot samples to identify hazardous materials. Mr. Angell provided information about the technical studies and noted that a cleanup program is underway with the San Francisco Bay Region Regional Water Quality Control Board.

Vice Chair Simons stated an opinion that the DEIR alternatives related to traffic impacts are not adequate. Vice Chair Simons commented on the traffic impacts associated with egress/ingress at the intersections of East Duane Avenue and San Rafael or San Simeon. Vice Chair Simons recommended the addition of a passive control traffic circle to potentially mitigate these traffic impacts.

Chair Howard closed the Public Hearing. No action was required nor taken.

3. [18-0889](#)

**Proposed Project:**

**DESIGN REVIEW:** to allow a 1,330-square foot addition (631 square feet at first floor and 699 square feet at second floor) to an existing one-story single-family home, resulting in a total gross floor area of 4,132 square feet (3,282 square feet of living area and 855 square feet 3-car garage) and 38% Floor Area Ratio (FAR).

**VARIANCE:** to allow a reduced front yard setback (14'-9") for a portion of the first floor where a minimum of 20 feet is required.

**Location:** 1498 Norman Drive (APNs: 313-14-049)

**File #:** 2018-7568

**Zoning:** R-1

**Applicant / Owner:** Juan Carlos Navarro (applicant) / Bino Jacob (owner)

**Environmental Review:** Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Guidelines, Section 15301).

**Project Planner:** Shila Behzadiaria, (408) 730-7456,  
sbehzadiaria@sunnyvale.ca.gov

Assistant Planner Shila Behzadiaria presented the staff report.

Commissioner Weiss clarified with Assistant Planner Behzadiaria that the only requested variance is for the reduced front yard setback because the existing front setback is legal nonconforming.

Commissioner Weiss confirmed with Assistant Planner Behzadiaria that the Accessory Dwelling Unit (ADU) will have a separate entrance.

Commissioner Weiss discussed the proposed changes to the chain link fence with Assistant Planner Behzadiaria.

Commissioner Weiss asked staff if the current owner was involved with the previous actions on the site. Assistant Planner Behzadiaria advised that the applicant can provide this information.

Commissioner Harrison asked staff if the Department of Public Works (DPW) has provided comments regarding driveway access for the proposed project, given neighborhood safety concerns with the adjacent intersection. Assistant Planner Behzadiaria advised that DPW has not provided comments because the driveway is an existing structure.

Commissioner Harrison commented that the laundry is shown as part of the garage on the floor plan but as habitable space on the electrical plan. Assistant Planner Behzadiaria advised that floor plan shown in sheet A 1.3 was updated and that the electrical plan is outdated.

Commissioner Rheume confirmed with Assistant Planner Behzadiaria that the replacement for the chain link fence will extend to the stop sign and that a portion will be relocated to meet the public right-of-way and sidewalk easement requirements.

Commissioner Rheume noted his concern regarding previous Neighborhood Preservation complaints and asked staff about the removal of unpermitted accessory structures. Assistant Planner Behzadiaria stated that staff will check with Neighborhood Preservation to ensure that any cases are resolved.

Commissioner Rheume commented on his concerns about access to the existing garage. Commissioner Rheume confirmed with Assistant Planner Behzadaria that the existing fence which provides access to the garage will be removed.

Commissioner Rheume reiterated his concern regarding unpermitted accessory structures.

Commissioner Rheume confirmed with Assistant Planner Behzadaria that the ADU will be located on the second floor. Commissioner Rheume commented that the ADU living space will be right above the first-floor master bedroom.

Commissioner Olevson commented on his concerns with the stop sign and vision triangle issues at the intersection and asked staff how the vision triangle would be calculated given the lot shape. Principal Planner Gerri Caruso advised that the driveway and stop sign are existing conditions and that any exacerbating factors on the subject site such as landscaping can be mitigated. Principal Planner Caruso advised that DPW did not require relocation of the driveway and that the applicant is not responsible for potentially unsafe intersection conditions. Commissioner Olevson clarified with Principal Planner Caruso that staff would need to confer with DPW regarding shifting the moveable structures to lessen visibility impacts.

Commissioner Harrison commented that this intersection has repeatedly been identified as an issue in the Safe Routes to School program and that the neighborhood was previously informed that nothing could be done because it is on private property. Commissioner Harrison stated an opinion that it appears the issue is because it is on public property but that if the safety concerns can be mitigated then they should be.

Vice Chair Simons discussed the potential to implement vision triangle requirements for the portion of the proposed project's front yard that would impact the intersection with Principal Planner Caruso. Principal Planner Caruso stated that a Condition of Approval (COA) could not be added without a staff consultation with DPW because they have intersection design oversight.

Commissioner Rheume asked staff if the garage will be redeveloped or maintained. Assistant Planner Behzadaria explained that a portion of the garage towards the east of the property will be demolished and set back.

Chair Howard suggested that the shoulder which will be developed into a sidewalk could be designated as a no parking zone to remedy the vision triangle issues.

Commissioner Howe commented on the existing legal nonconforming front setback and asked staff how much of the downstairs will be remodeled. Assistant Planner Behzadiaria explained that only the exterior walls are considered for the new 50% construction regulation and that in this instance only the interior is being remodeled. Commissioner Howe asked staff if all non-conformance can be decreased to meet the 20-foot setback. Assistant Planner Behzadiaria advised that the front wall of the house is already within the 20-foot setback and that no changes have been proposed to the front wall.

Chair Howard opened the Public Hearing.

The applicant was not required to present information about the proposed project.

Commissioner Harrison commented that based on the site plan dimensions and the slope of the lot it appears that about eight feet of the existing garage is within the 20-foot setback. Juan Carlos, representing D-Cube Studio, advised that the existing garage does protrude into the 20-foot setback. Commissioner Harrison confirmed with Mr. Carlos that the vision triangle issue has not been discussed with staff.

Commissioner Rheume stated that based on an aerial view of the property it appears that the existing garage has additional structures on either side. Mr. Carlos stated that these are illegal additional structures that will be removed. Commissioner Rheume confirmed with Mr. Carlos that these are the only illegal accessory structures on the property.

Commissioner Rheume asked the applicant to explain the placement of the ADU. Mr. Carlos stated that the ADU will provide living space for additional family members and that the lot shape would not support an ADU on the ground floor. Commissioner Rheume commented on the oddity of the ADU location. Commissioner Rheume confirmed with Mr. Carlos that the owner not does currently live at the subject site but plans to live there.

Commissioner Rheume asked the owner how long he has owned the property. Bino Jacob, owner, advised that they have owned the property since 2001. Commissioner Rheume asked Mr. Jacob about the nature of the Neighborhood Preservation complaints. Mr. Jacob stated that the complaints were unfounded. Commissioner Rheume confirmed with Mr. Jacob his understanding that he would need to live in the house with the addition of the ADU.

Commissioner Weiss commented on the proposed project's size and asked the owner about energy efficient features to mitigate the proposed project's footprint. Mr. Carlos provided information about the insulation, cool roof and ADU materials. Commissioner Weiss confirmed with Mr. Carlos that they would agree to install energy efficient heating, air conditioning and ventilation systems. Commissioner Weiss confirmed with Mr. Carlos that all appliances will be Energy Star certified and that a tankless water heater will be used for the ADU. Commissioner Weiss confirmed with Mr. Carlos that programmable thermostat timers will be used and that EV chargers will be provided for both parking spaces.

Vice Chair Simons commented on the variance request and stated that if the third garage side wall was covered but not enclosed it would help improve the vision triangle. Mr. Carlos stated that this would not be a problem to make it a carport.

Commissioner Harrison asked staff about the process for creating a vision triangle. Assistant Planner Behzadaria advised that staff has drafted language for a COA to consider ways to increase safety along the street frontage by trimming vegetation, modifying the fence, or restricting street parking, subject to DPW review.

Commissioner Harrison asked about modifying the garage wall. Principal Planner Caruso stated that to demolish a legal non-conforming structure is a grey area and that the COA would feasibly mitigate the situation. Senior Assistant City Attorney Rebecca Moon commented that currently available staff does not have the traffic expertise to advise if demolishing an existing structure would be an appropriate solution. Commissioner Harrison confirmed with Principal Planner Caruso that they would not know the outcome of the potential COA without conferring with DPW but that the goal would be to improve safety.

Commissioner Harrison confirmed with Mr. Jacob that he would agree to modify the right side of the garage into a carport if DPW confirms that this change would improve safety.

Commissioner Rheume confirmed with the applicant that to the right of the garage is an unpermitted component that will be removed. Commissioner Rheume stated an opinion that it does not appear that a carport will improve safety.

Commissioner Olevson commented that per City code, structures within any vision triangle are limited to 42 inches in height. Commissioner Olevson confirmed with Mr. Carlos that they would agree to a COA that prohibits vegetation over 42 inches



between the house or garage and the street, excluding existing trees.

Chair Howard closed the Public Hearing.

Commissioner Howe asked staff about the possibility of continuing this item, given the Permit Streamlining Act requirements. Senior Assistant City Attorney Moon advised that staff can check. Commissioner Howe suggested that if other Commissioners are interested then staff could check now. Vice Chair Simons noted his interest in this information.

Commissioner Rheume commented that the owner must occupy the home at all times with the addition of the ADU and asked staff what happens if the owner does not comply. Assistant Planner Behzadaria stated that prior to issuance of the Building permit, the property owner must sign and record a deed restriction that states that the property shall be owner-occupied from the date of recordation, if the ADU remains on the property. Assistant Planner Behzadaria advised that Neighborhood Preservation would investigate any non-compliance and that the owner would have to move back in or convert the ADU.

Chair Howard suggested that the vision triangle requirements could apply to the 20-foot front setback for the subject site given Commissioner Olevson's comments about the 42-inch height limitations.

Senior Assistant City Attorney Moon stated that the Permit Streamlining Act requires a decision on the project within 60 days from when the project is deemed complete but that the next Planning Commission agenda may not accommodate this item. Principal Planner Caruso advised that this item could be continued to the January 14th Planning Commission public hearing. Commissioner Howe stated that given the issues it seems pertinent to have a City expert attend the public hearing to explain the vision triangle requirements and how the proposed project would impact the vision triangle. Principal Planner Caruso advised that January 14th is actually outside of the 60-day window. Commissioner Howe suggested that DPW staff give a presentation at the next public hearing.

Vice Chair Simons commented that it is within the Planning Commission's purview to require modifications to a proposed project that is requesting a variance. Vice Chair Simons asked staff why modifying the garage to create a carport would not be allowed. Senior Assistant City Attorney Moon asked why modifying the garage would be requested if it is not related to safety concerns. Vice Chair Simons stated

that this could be related to the setback. Senior Assistant City Attorney Moon stated that it is an existing legal non-conforming structure and that there would not be a legal basis to remove this structure simply because other work is being done on the property.

Commissioner Weiss asked staff if a feasible solution would be for staff to return with feedback and/or DPW staff. Senior Assistant City Attorney Moon stated that it might be a solution since information regarding safety and potential mitigation measures is not currently available. Senior Assistant City Attorney Moon advised that staff could confer with the applicant to see if they are amenable with a continuation to January.

Principal Planner Caruso advised that the applicant would agree to continue this item to January.

MOTION: Vice Chair Simons moved and Commissioner Howe seconded the motion to continue this item to the Planning Commission hearing on January 14th, 2019 and stated that staff will provide information that was unavailable regarding the issues discussed during the public hearing.

FRIENDLY AMENDMENT: Commissioner Howe offered a friendly amendment to specify that site specific information including the vision triangle, but not limited to only that topic, will be presented at the January 14, 2019 Planning Commission hearing and that DPW and Transportation and Traffic Division staff will be invited to the hearing. Commissioner Simons accepted the friendly amendment.

Vice Chair Simons stated that continuing this item is the best way to potentially support the project and will allow for the necessary information to be obtained.

Commissioner Howe seconded Vice Chair Simons' comments.

Commissioner Rheume stated that he will be supporting the motion.

Commissioner Harrison stated that she will be supporting the motion.

FRIENDLY AMENDMENT: Commissioner Harrison offered a friendly amendment to specify that staff will present information at the January 14th, 2019 Planning Commission hearing about the proposed project's potential impact on the Safe Routes to School program. Commissioner Simons and Commissioner Howe

accepted the friendly amendment.

Chair Howard stated that he will not be supporting the motion because there is the potential to approve the project this evening with modified conditions but that a continuance seems like a reasonable action.

The motion carried by the following vote:

**Yes:** 6 - Commissioner Weiss  
Commissioner Howe  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Rheaume  
Commissioner Harrison

**No:** 1 - Chair Howard

Principal Planner Caruso stated that this item will be continued to the Planning Commission hearing on January 14th, 2019.

4. [18-1034](#) **Proposed Project:**  
**TENTATIVE PARCEL MAP** to subdivide one lot into two lots;  
**USE PERMIT** to allow reduced lot area and lot width for a small lot subdivision; and  
**DESIGN REVIEW** to construct two single-family homes on each lot with floor area ratio (FAR) of approximately 55%.  
**Location:** 718 East Homestead Road (APN: 309-46-053)  
**File #:** 2017-7950  
**Zoning:** R-2  
**Applicant / Owner:** Shawn Ghandchi (applicant) / 12561 Paseo Cerro Group (owner)  
**Environmental Review:** Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) (Section 15303(a)).  
**Project Planner:** Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

Senior Planner Noren Caliva-Lepe presented the staff report.

Vice Chair Simons commented on the lot sizes and asked staff to clarify the total landscaping square footage. Senior Planner Caliva-Lepe explained that the landscaping listed is for both proposed lots.

Vice Chair Simons noted his privacy concerns between the two homes due to the second-floor windows and asked staff if consideration was given for obscured glass. Senior Planner Caliva-Lepe stated that staff felt there was adequate separation to reduce the privacy impact but that the Planning Commission could add this as a Condition of Approval (COA). Senior Planner Caliva-Lepe explained that COA PS-1 applies to the second-floor windows.

Chair Howard opened the Public Hearing.

Aman Dulay, representing AKS Building Design, presented information about the proposed project.

Vice Chair Simons stated his appreciation for the design of the front steps and asked the applicant about safety issues. Ms. Dulay clarified that the rendering of the front steps is inaccurate and provided information about the design.

Vice Chair Simons confirmed information regarding the materials for the garage doors with Ms. Dulay.

Commissioner Rheume noted his appreciation for the unique design and asked the applicant about the driveway materials. Ms. Dulay stated that pervious materials will be used. Commissioner Rheume clarified with Ms. Dulay that the windows will be composite.

Commissioner Harrison asked the applicant if consideration was given for a duet design to allow for greater side yards. Ms. Dulay advised that the lot is deep enough to provide the look of a single-family home and that it will be easier for the owner to sell two single-family homes. Commissioner Harrison commented on the number of duet projects seen by the Planning Commission.

Commissioner Weiss asked the applicant about the proposed use for shiplap. Ms. Dulay stated that it is a terminology related to siding.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Rheume moved and Commissioner Weiss seconded the motion for Alternative 1 – Approve the Tentative Parcel Map, Use Permit and Design Review subject to the findings in Attachment 3 and recommended conditions

of approval in Attachment 4.

Commissioner Rheume stated that he can make the findings for Policies LT-4.4, LT-7.3 and CC-1.3 and that no deviations have been requested. Commissioner Rheume stated that this will be a nice addition in an eclectic neighborhood. Commissioner Rheume noted his appreciation for the proposed project's design.

Commissioner Weiss stated that no deviations have been requested and that the proposed project meets the design standards and applicable Goals and Policies. Commissioner Weiss complimented the proposed project's architecture and commented that it will enhance the neighborhood.

Commissioner Harrison stated that she will be supporting the motion and noted her appreciation for the treatment of the garages.

Vice Chair Simons stated that he will be supporting the motion and can make the findings. Vice Chair Simons noted his concern for potential second-floor window privacy issues but stated that the future owners can resolve any issues. Vice Chair Simons recommended that if pervious concrete is used to break it into different squares for visual effect. Vice Chair Simons stated an opinion that this will be a very nice project with good architecture.

Commissioner Olevson stated that he will be supporting the motion and noted his agreement with staff's considerations for the Design Review. Commissioner Olevson stated that the Use Permit meets the objectives of the General Plan and will not impair the neighborhood. Commissioner Olevson stated that he could not make the findings to deny the Tentative Map.

Chair Howard stated that he will be supporting the motion. Chair Howard commented that a small lot subdivision at an R-2 density would probably generally be compatible with a single-family neighborhood.

The motion carried by the following vote:

**Yes: 7 -** Commissioner Weiss  
Chair Howard  
Commissioner Howe  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Rheume  
Commissioner Harrison

**No: 0**

Principal Planner Caruso stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

- 5.      [18-0891](#)      **Proposed Project:****  
   **SPECIAL DEVELOPMENT PERMIT:** for the demolition of one existing single family residence and the construction of five new single family residences, and;  
   **TENTATIVE MAP:** to subdivide a 0.8-acre lot into five lots.  
**Location:** 18771 East Homestead Road (APNs: 313-41-070 and 313-41-071)  
**File #:** 2017-7816  
**Zoning:** R-0/PD - Low Density Residential / Planned Development  
**Applicant / Owner:** Dutchints Development, LLC (applicant) / 18771 Homestead Road, LLC (owner)  
**Environmental Review:** Mitigated Negative Declaration  
**Project Planner:** Momoko Ishijima, (408) 730-7532, [mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov)

Commissioner Rheume recused himself due to a conflict of interest.

Associate Planner Momoko Ishijima presented the staff report.

Vice Chair Simons asked staff if there are planned changes to the flood maps to meet current flood reality. Associate Planner Ishijima stated that most of the flood maps are provided by the Federal Emergency Management Agency (FEMA) and that staff is not aware of any updates. Vice Chair Simons commented that the proposed project is near a canal and could be impacted by floods. Associate Planner Ishijima stated that the applicant contacted the Santa Clara Valley Water District and that no development changes were required.

Vice Chair Simons asked staff if pervious asphalt will be used for the driveway.

Associate Planner Ishijima advised that the applicant can provide this information.

Commissioner Weiss commented on the neighbor's interest in a fence and asked staff how this will be resolved and about privacy impacts. Associate Planner Ishijima advised that the applicant did not want their yard to be shaded and that the landscaping will be reviewed through the Building permit process. Commissioner Weiss clarified with Associate Planner Ishijima that the fence is existing.

Commissioner Weiss confirmed with Associate Planner Ishijima that the two homes on Homestead Road will utilize soundproof windows to meet the City's interior noise guidelines.

Chair Howard opened the Public Hearing.

Scott Stotler, representing Dutchints Development LLC, presented information about the proposed project.

Richard Mehlinger, speaking on his own behalf, spoke in support of the proposed project. Mr. Mehlinger complimented the architecture and noted that this project would increase housing in the City.

Volker Joehnk, Sunnyvale resident, discussed his concerns with the two-story nature of the proposed project and commented on the single-story nature of the adjacent Eichler neighborhood.

Mr. Stotler presented additional information about the proposed project.

Vice Chair Simons asked the applicant about the asphalt materials. Mr. Stotler advised that the driveway will mainly be concrete and that pervious asphalt could be used for the street but that it can cause issues for emergency vehicle loads. Vice Chair Simons commented that pervious asphalt is used by CalTrans highway. Mr. Stotler stated that they are open to discussing the use of pervious asphalt.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Vice Chair Simons seconded the motion for Alternative 2 – Make the findings as required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration, and approve the Special Development Permit and Tentative Map with the recommended findings in Attachment 3 and with

modified conditions – for staff to work with the applicant to implement pervious materials for the road, if feasible.

Commissioner Howe stated that he can make the findings and commented that five new houses will be constructed, which will help the housing crisis. Commissioner Howe commented on a similar scenario with a previous project where Eichler homes abutted the back of the development and stated that a row of single-story houses could be implemented with appropriate setbacks to mitigate privacy concerns. Commissioner Howe asked staff to work on the landscaping to meet the needs of the adjacent single family residences.

Vice Chair Simons noted his agreement with Commissioner Howe's comment that this is a similar situation as with a previous project. Vice Chair Simons commented that a two-story pair of homes along Homestead Road will fit in fine and that there will be a transition to Eichlers further down the street. Vice Chair Simons stated that issues raised during the study session were handled by the applicant. Vice Chair Simons stated that the modernish architecture is friendly and that the project will be a nice addition that has variations. Vice Chair Simons stated that he can make the findings.

Commissioner Harrison stated that she will be supporting the motion. Commissioner Harrison stated that the proposed project will integrate well with the adjacent Eichler neighborhood while maximizing the usable open space.

Commissioner Olevson stated that he will be supporting the motion. Commissioner Olevson stated that the criteria for the Special Development Permit and Design Review have been met, that the proposed project meets the General Plan guidelines, that it does not impair existing or future uses in the area and that no findings can be made to deny the Tentative Map. Commissioner Olevson commented that the applicant has done a good job with community outreach and in addressing the concerns raised during the study session.

Commissioner Weiss stated that she will be supporting the motion and noted her appreciation that the applicant addressed the neighbor's concerns. Commissioner Weiss commented that one driveway on Homestead Road is a good safety feature considering the number of bicyclists. Commissioner Weiss stated an opinion that the architecture is lovely and will fit in without imitating the Eichlers. Commissioner Weiss commented that the previous Single Story Combining District (SSCD) request for this neighborhood was denied so a second-story is possible. Commissioner



Weiss stated that she can make the findings related to CEQA, the Special Development Permit and the General Plan and that the proposed project meets the Single-Family Home Design Techniques.

Chair Howard stated that often with SSCD's the concern which is expressed is about the experience of the streetscape. Chair Howard suggested that a two-story home on Homestead Road will be different than if it was developed along Lorne Way. Chair Howard commented that five new homes in the City will be a great addition.

The motion carried by the following vote:

**Yes:** 6 - Commissioner Weiss  
Chair Howard  
Commissioner Howe  
Commissioner Olevson  
Vice Chair Simons  
Commissioner Harrison

**No:** 0

**Recused:** 1 - Commissioner Rheaume

Principal Planner Caruso stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

Principal Planner Amber Blizinski commented that staff included a note in the ADU study issue paper that all ADU items could be combined into one study issue and that staff would like feedback about this.

Chair Howard opened the public hearing.

Richard Mehlinger, speaking on his own behalf, spoke in support of all three proposed study issues. Mr. Mehlinger requested that the City determine how to encourage small lot single-family homes, duplexes and triplexes that fit with the neighborhoods and would reduce the housing shortage. Mr. Mehlinger noted that the City has had difficulty filling staff positions due to the high price of housing and that a workforce housing solution could help address that issue.

Zachary Kaufman asked the Planning Commission to be mindful that the first three concepts outlined in the staff paper for the “Evaluate Allowing Increased Density or Additional Units in Single-Family Zoning Districts” proposed study issue already negatively impact the residential character of existing neighborhoods, which is cited as the fourth concept.

Chair Howard closed the Public Hearing.

6.        [18-1045](#)        Potential Study Issue: Evaluate Increased Density or Additional Units in Single-Family Zoning Districts

Vice Chair Simons requested to modify the proposed study issue to greatly increase the zoning for areas near transit hubs. Vice Chair Simons provided additional background about his request. Chair Howard commented that the point of this proposed study issue is to make it more feasible for the City to densify at a pace that won't cause issues for residents. Chair Howard respectfully declined the proposed change.

Commissioner Harrison stated that the committees for the El Camino Real Corridor Specific Plan (ECR Plan) and the Land Use and Transportation Element (LUTE) discussed locations where higher density development could be implemented and that staff advised that areas close to mass transit are appropriate for higher density. Commissioner Harrison noted that the LUTE committee expressed interest in high density development around the Village Centers but that it was not included. Commissioner Harrison stated that she would support this study issue as it pertains to Village Centers but that it is unlikely that this study issue will be ranked.

This study issue was not co-sponsored.

7.        [18-1044](#)        Potential Study Issue: Promoting Workforce Housing for City Employees

Commissioner Weiss requested to modify the proposed study issue to include teachers who teach in Sunnyvale schools. Chair Howard discussed this request with Commissioner Weiss and Principal Planner Blizinski. Chair Howard accepted the modification to the proposed study issue.

Commissioner Weiss co-sponsored the proposed study issue.

8.        [18-1043](#)        Potential Study Issue: Incentivize Accessory Dwelling Units by Reducing/Removing Development Standards

Principal Planner Blizinski confirmed with Commissioner Harrison that she has no objection to combining the Accessory Dwelling Unit (ADU) study issues. Chair

Howard stated that this proposed ADU study issue will be combined with the “FAR Threshold Related to ADU” study issue.

### **NON-AGENDA ITEMS AND COMMENTS**

#### **-Commissioner Comments**

#### **-Staff Comments**

Principal Planner Caruso provided an update that on November 13, 2018 the City Council approved an indefinite continuance for the General Plan Amendment Initiation (GPI) at 1050 W. Remington Ave and did not initiate the GPI for 400 – 840 W. California Ave., as was recommended by staff.

### **ADJOURNMENT**

Chair Howard adjourned the meeting at 10:10 PM.